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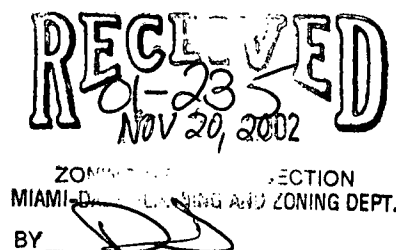
JEFFREY BERCOW  
BEN J. FERNANDEZ  
MICHAEL W. LARKIN  
GRAHAM C. PENN  
MICHAEL E. RADELL

JANA K. McDONALD  
OF COUNSEL

**VIA FACSIMILE & HAND DELIVERY**

November 20, 2002

Ms. Lynn Talleda  
Supervisor, Zoning Hearings Section  
Planning and Zoning Department  
Stephen P. Clark Center  
111 NW 1<sup>st</sup> Street, 11<sup>th</sup> Floor  
Miami, Florida 33128



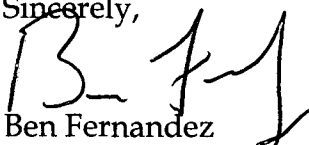
**RE: Countryside Investmetns, LLC - PH # 01-235**

Dear Ms. Talleda:

We represent the property owner with respect to the referenced application. The purpose of this correspondence is to request that the application not be scheduled or advertised for the January 7, 2003 CZAB 12 hearing. I am unable to attend due to a scheduling conflict. Kindly schedule this matter for the following CZAB meeting in February.

Thank you for your attention to this matter.

Sincerely,

  
Ben Fernandez

BF/bl

cc: Antonio Sarmiento

BCC  
Nov 7

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DIRECT LINE: (305) 377-6235  
E-Mail Bfernandez@BRZoninglaw.com

JANA K. McDONALD  
OF COUNSEL

**VIA FACSIMILE & HAND DELIVERY**

October 10, 2002

Ms. Lynne Talleda  
Zoning Hearings Section Supervisor  
Department of Planning & Zoning  
Stephen P. Clark Center  
111 N.W. 1<sup>st</sup> Street, 11<sup>th</sup> Floor  
Miami, FL 33128

**RECEIVED**  
01-235  
OCT 11 2002

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY \_\_\_\_\_

RE: **William P. Calvert a/k/a Countryside Investments**  
**Appeal of CZAB 11 Decision PH # 01-235**

Dear Ms. Talleda:

The purpose of this letter is to advise you that the applicant intends to present expert testimony at the public hearing concerning the captioned matter scheduled before board of County Commissioners on November 7, 2002.

Ms. Tabitha Fazzino of Creative Land Development will be testifying as to issues concerning area schools, new school construction and projected school utilization rates.

Mr. David Rhinard or Mr. Hank Fandrei of Transportation Analysis Professional will be testifying as to traffic issues and roadway development in the area.

Sincerely,

*13-71*  
Ben Fernandez

BF/bl

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*BCC  
Nov 7*  
*Per Ben J.  
OK to schedule  
on 11/7 - only appealing  
2/C - Plan will  
be by consent  
only*

VIA FACSIMILE & HAND DELIVERY

August 30, 2002

Ms. Lynne Talleda  
Zoning Hearings Section Supervisor  
Department of Planning & Zoning  
Stephen P. Clark Center  
111 N.W. 1<sup>st</sup> Street, 11<sup>th</sup> Floor  
Miami, FL 33128

**RECEIVED**  
01-235  
AUG 30 2002

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY \_\_\_\_\_

**RE: William P. Calvert a/k/a Countryside Investments - Appeal from CZAB  
11 Decision PH # 01-235**

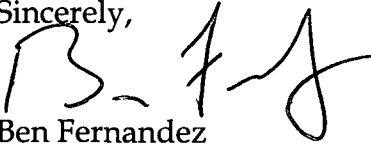
Dear Ms. Talleda:

This law firm represents the Appellant, in the referenced matter. The purpose of this correspondence is to advise you that the Applicant intends to submit a revised plan, that will be within the scope of the advertised plan. Accordingly, we request that you not scheduled this appeal for hearing before the County Commission until the revised site plan is submitted and staff has had an opportunity to review the revised site plan.

Ms. Lynne Talleda  
August 30, 2002  
Page 2

Should you have any questions, please do not hesitate to contact me.  
Thank you for your cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Fernandez', with a stylized flourish at the end.

Ben Fernandez

Enclosure

BF/bl

cc: Antonio Sarmiento

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**VIA FACSIMILE & HAND DELIVERY**

August 7, 2002

Ms. Lynne Talleda  
Zoning Hearings Section Supervisor  
Department of Planning & Zoning  
Stephen P. Clark Center  
111 N.W. 1<sup>st</sup> Street, 11<sup>th</sup> Floor  
Miami, FL 33128

**RE: William P. Calvert Application - PH # 01-235**

Dear Ms. Talleda:

This law firm represents Countryside Investments, LLC, the applicant in the referenced matter. Enclosed herewith is the Applicant's appeal of Community Zoning Appeals Board 11's denial of the zoning application.

Sincerely,

  
Ben Fernandez

Enclosure

BF/bl

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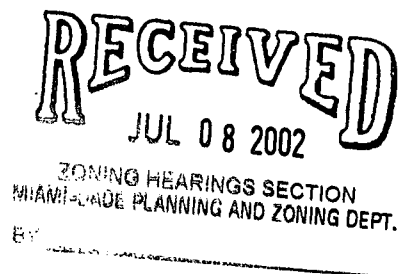
JANA K. McDONALD  
OF COUNSEL

DIRECT LINE: (305) 377-6235  
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**VIA FACSIMILE & HAND DELIVERY**

July 8, 2002

Ms. Lynne Talleda  
Zoning Hearings Section Supervisor  
Department of Planning & Zoning  
Stephen P. Clark Center  
111 N.W. 1<sup>st</sup> Street, 11<sup>th</sup> Floor  
Miami, FL 33128



**RE: William P. Calvert Application - PH # 01-235**

Dear Ms. Talleda:

The purpose of this letter is to advise you that the applicant intends to present expert testimony at the public hearing concerning the captioned matter scheduled before CZAB 11 on July 24, 2002.

Ms. Tabitha Fazzino of Creative Land Development will be testifying as to issues concerning area schools, new school construction and projected school utilization rates.

Mr. David Rhinard of Transportation Analysis Professional will be testifying as to traffic issues and roadway development in the area.

Sincerely,

13- [Signature]  
Ben Fernandez

BF/bl

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JANA K. McDONALD  
OF COUNSEL

**VIA FACSIMILE & HAND DELIVERY**

April 29, 2002

Ms. Lynn Talleda  
Supervisor, Zoning Hearings Section  
Planning and Zoning Department  
Stephen P. Clark Center  
111 NW 1<sup>st</sup> Street, 11<sup>th</sup> Floor  
Miami, Florida 33128

**RECEIVED**  
APR 29 2002  
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY \_\_\_\_\_

**Re: Application for William P. Calvert - PH # 01-235  
Disclosure of Interest**

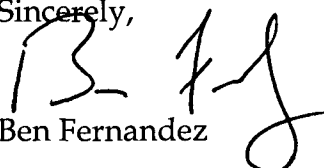
Dear Ms. Talleda:

This law firm represents the applicant with respect to the referenced matter. The purpose of this letter is to inform you that Countryside Investments, LLC has purchased the property that is the subject of the application. Disclosure of Interest forms from all entities with an ownership interest in the property will be provided to the department at the public hearing this evening.

Please note that this application is scheduled to go to Community Zoning Appeals Board 11 on April 29, 2002.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

  
Ben Fernandez

BF/bl

January 10, 2000

Metropolitan Dade County Planning and Zoning Department  
Public Hearings Section  
111 N.W. 1<sup>st</sup> Street  
Miami, FL 33128  
Attention: Damon Holness

Re: South West Corner of Miller and 162<sup>nd</sup> Ave (5 Acres)

Gentlemen:


The undersigned corporation has contract for the purchase of the above reference parcel of land. Said parcel is located in GU zoning district. The applicant is requesting a public hearing to request the following:

Change in Zoning: A change in zoning from GU to RU-4L.

The requested change is a permitted use. This change will provide a much needed multi family residence in the area. This region is characterized with residential use as well as a nearby parcel which has been secured by the Dade County public school.

The change requested is compatible with the surrounding neighborhood and would not be in conflict with the principles and intent of the plan for the development of the Dade County, Florida. The granting of the request will not adversely affect the appearance of the surrounding neighborhood. In fact, this use is compatible with this area. Thank you for your kind consideration in this matter.

Very truly yours,

  
Guillermo Perez as president  
G.P. Investments, Inc.

REVISED  
6-21-01



# Miami-Dade County Public Schools

*giving our students the world*

*Administrative Director*  
Ana Rijo-Conde, AICP

*Miami-Dade County School Board*

*Perla Tabares Hantman, Chair*

*Dr. Michael M. Krop, Vice Chair*

*Frank J. Bolaños*

*Frank J. Cobo*

*Dr. Robert B. Ingram*

*Betsy H. Kaplan*

*Manty Sabatès Morse*

*Dr. Marta Pérez*

*Dr. Solomon C. Stinson*

November 4, 2002

Ms. Ruth Ellis Myers, Acting Supervisor  
Miami-Dade County  
Department of Zoning Evaluation  
111 NW 1 Street, Suite 1110  
Miami, Florida 33128

*Superintendent*

*of Schools*

*Merrett R. Stierheim*

**Re: William Calvert, Trustee-Application No. 99-328**  
**Southwest corner of SW 56 Street and SW 162 Avenue**  
**(REVISED)**

Dear Ms. Myers:

**Please accept this letter as an expression of concern from the Miami-Dade County Public Schools (School District), over the impact of the above referenced development on the School District's public schools. Based on current attendance boundaries, the proposed development would be served by Bowman F. Ashe Elementary, Howard A. Doolin Middle and Felix Varela and Miami Sunset Senior High. All of the impacted schools are over capacity, based on the data provided by the Office of Information Technology. Please see attached analysis.**

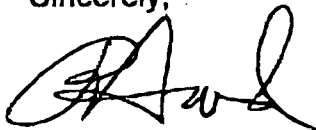
Please note that both a middle school (S/S "VV1"-Lamar Louise Curry Middle) and a high school (S/S "PPP"-John A. Ferguson Senior) are under construction at S.W. 47<sup>th</sup> Street and S.W. 157<sup>th</sup> Avenue and at S.W. 56<sup>th</sup> Street and S.W. 162<sup>nd</sup> Avenue, respectively. The anticipated completion dates for same are Spring and Fall of 2004, respectively. Furthermore, an addition at Felix Varela Senior High (Modular) is under design and the anticipated completion date is Winter of 2003. Although it is possible that these schools will serve all or a portion of this general area, the attendance boundaries have not yet been established; as such, assurances cannot be provided by the School District that the proposed schools will help to alleviate the impacts of the proposed development.

In accordance with established School Board policy, this letter should not be construed as commentary on the merits of the pending zoning application. Rather, it is an attempt to provide relevant information to the Community Council on the public schools that will likely serve the proposed development.

Ms. Ruth Ellis Myers  
November 4, 2002  
Page Two

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patricia Good', written in a cursive style.

Patricia Good  
Coordinator III

PG:am  
L-585  
Attachment

cc: Ms. Ana Rijo-Conde  
Mr. Fernando Albuerne  
Mr. Ben Fernandez

**SCHOOL IMPACT REVIEW ANALYSIS**

(As per covenant proffered to the County on October 22, 2002)

**APPLICATION:** No. 99-328, William Calvert, Trustee

**REQUEST:** Zone change from GU to RU-TH

**ACRES:** 10 acres

**LOCATION:** Southwest corner of SW 56 Street and SW 162 Avenue

**UNITS:** 53 townhouse units

**ESTIMATED  
STUDENT  
POPULATION:** 24 students

**ELEMENTARY:** 13

**MIDDLE:** 6

**SENIOR:** 5

**SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** Bowman Foster Ashe Elementary -6601 SW 152 Avenue

**MIDDLE:** Howard A. Doolin Middle - 6400 SW 152 Avenue

**SENIOR HIGH:** Felix Varela Sr. (Grades 9-11) - 15255 SW 96 Street  
Miami Sunset Sr. (Grade 12) - 13125 SW 72 Street

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS
Bowman F. Ashe Elem.	1267	1113	114%	193
Howard A. Doolin Middle	1994	1210	165%	90
Felix Varela Senior	4470	2451	182%	0
Miami Sunset Senior	3584	2680	134%	976

**ADDITIONAL SCHOOL INFORMATION:** The following information was provided by school site personnel or other data sources in October 2001:

**Bowman F. Ashe Elementary:**

Access to computers:

In each classroom, in special computer labs and media center

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

Silver Award for Notable School Performance

Special Programs:

Before and After-school care and Enrichment classes

Lunch schedule:

Begins at 10:15 a.m.

Non-instructional space utilized for instructional purposes:

None

Teachers required to float/travel:

Spanish S/SL

**Howard A. Doolin Middle:**

Access to computers:

In each classroom, special computer labs and media center

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

None

Special Programs:

After-school care

Lunch schedule:

Begins at 11:30 a.m.

Non-instructional space utilized for instructional purposes:

Auditorium and Media Center

Teachers required to float/travel:

ESOL, Mathematics, and Fine Arts

**Felix Varela Senior High:**

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

None

Special Programs:

Vocational classes

Lunch schedule:

Begins at 10:40 a.m.

Non-instructional space utilized for instructional purposes:

Auditorium, Cafeteria, and Storage rooms

Teachers required to float/travel:

Foreign Language, English, Math, ESOL, Social Studies and Science

**Miami Sunset Senior High:**

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

Top 100 schools based on AP test scores

Special Programs:

Magnet programs

Lunch schedule:

Begins at 10:35 a.m.

Non-instructional space utilized for instructional purposes:

Auditorium, Library, Book rooms, Teachers dining room, Office

Teachers required to float/travel:

None

**PLANNED RELIEF SCHOOLS IN THE AREA (Information as of November 2002):**

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Lamar L. Curry Middle	Design	Spring/2004
John A. Ferguson Sr.	Design	Fall/2004
Felix Verela Sr. Addition (Modular)	Design	Winter/2003

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$139,992.

**CAPITAL COSTS:** Based on the 2001-2002 Adopted Budget, construction costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	13 x	\$ 14,698	=	\$ 191,074
MIDDLE	6 x	\$ 17,323	=	\$ 103,938
SENIOR	5 x	\$ 22,195	=	\$ 110,975

Total Potential Capital Cost	\$ 405,987
------------------------------	------------

The School Board's estimated capital costs are based upon the actual costs of land acquisition, land development and construction of elementary, middle or senior high school facilities. Such costs do not include furniture, fixtures or equipment, buses or other capital costs.